

Midvale Park

M A S T E R R E V I E W B O A R D

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, August 9, 2007

Time: 7:00 P.M.

Place: Lowe's Training Room, 1800 W. Valencia Rd, Tucson, AZ. 85746

Roll Call:

Directors Present

Janie Caldwell

Robert Richter

Mary Hathaway

Allen Gainey

Robert Chambers

Wendy Lotito

Stratford Management

Cherie Hewitson

Director Absent

Javier Dominguez

Homeowner Present

6 homeowners were present

I. Call to Order

Mr. Richter called the meeting to order at 7:03 P.M.

II. Review/Approval of the Minutes of July 12, 2007

The Board of Directors reviewed the Minutes of the June 12, 2007 Meeting.

Section III, first sentence is corrected to read.... "*Ms. Hathaway reviewed the Financial Statements with the Board and reported that two CDs had matured with two CDs maturing in August.*" Mr. Gainey moved to approve the minutes as corrected. Ms. Caldwell seconded the motion and it passed.

III. Financial Report for July 2007

Ms. Hathaway reviewed the Financial Statements with the Board and reported that two CDs had matured with two CDs maturing in August. Ms. Hathaway is reinvesting the money from matured CDs into CDs with various maturation dates so that one CD will be maturing at a time. After review and discussion, the financial statements were accepted as presented. **ACTION ITEM: Ms. Hathaway asked that Indigenous Solutions be contacted and ask them to determine how many irrigation meters are necessary.**

IV. Committee Reports

1. ARC Committee

Mr. Hathaway reported that he received seven submittals for review during the month of July with two denials.

2. By-Laws Committee

There was no report given.

V. Old Business

1. Tres Rios

Ms. Hewitson reported that she and Mr. Dominguez did a turnover walk-through in the month of July and noted that with the exception of two trees needing replacement the subdivision is ready for turnover of maintenance by the Association. **ACTION ITEM: Ms. Hewitson was directed to write a letter stating that once the trees are planted a letter would be sent to the builder accepting maintenance of the common areas.**

2. Painting Project on Midvale Park

Ms. Hewitson noted that the Empire representative, John Sheedy, asked if the Board would be interested in a walk-through to review the painting work completed.

ACTION ITEM: Ms. Hewitson was directed to call Mr. Sheedy and request (2) 5 gallon buckets of the paint being used on the walls for graffiti abatement. Ms. Hewitson will also request a second coat of paint on the areas that needed stucco repair.

3. Vacant Lot on Headley and Midvale Park Road

Mr. Richter reported on a meeting held with Mr. Ibarra concerning the possibility of funding from the City for a library or another type of Community Center. Mr. Ibarra stated that any building named after an individual or family would not be considered for a fire station or police department sub-station. Mr. Gainey moved that to rescind the motion made at a previous meeting to name the proposed center after the Estes family. Mr. Chambers seconded the motion and it passed unanimously. **ACTION ITEM: Ask the Association's attorney to add an addendum to the agreement regarding the future turnover of the proposed community center to the City or the County for maintenance and operation.**

4. Donation for purchase of paint supplies for the Neighborhood Association

Ms. Caldwell reported on the painting project in preparation for "National Night Out". Discussion ensued. There appeared to be some confusion concerning the color of paint to be used on the walls in the cul-de-sac after they had been painted. Ms. Hathaway motioned that in the future any requests for assistance regarding projects in a specified area must be documented and have signatures of consent from owners to be impacted by the project.

VI. New Business

1. Review of Proposed Restorative Justice Agreement

The Board reviewed the proposed agreement enclosed in the Board packet. Discussion ensued. Ms. Hathaway moved to accept the agreement and amend the title of the position to read Beautification Coordinator. Mr. Gainey seconded the motion and it passed unanimously.

2. Finance Committee

Ms. Hathaway, Mr. Richter, and homeowner Mr. Trudeau, agreed to serve as the Finance Committee and will review the draft Budget for 2008.

VII. Call to Audience

1. A homeowner complained about the landscaping fee assessed to the Midvale Terrace subdivision. **ACTION ITEM: Ms. Hewitson will research the right of the Association to collect a landscape fee from the three subdivisions that are assessed a landscape maintenance fee because of the extra land within their plat.**
2. He also complained about the height of the Family Dollar store's perimeter wall. **ACTION ITEM: Ms. Hewitson will research this matter.**
3. A homeowner complained about the height of his neighbor's wall. The complainant never signed off on it. The homeowner was directed to contact the City of Tucson and Ms. Hewitson will look into this matter as well.

VIII. Adjournment

With no further business to come before the Board, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Cherie Hewitson
Stratford Management
For the Midvale Park Master Review Board
Board of Directors